## VICINITY MAL 1" = 2000'

## GLENNWOOD <u>SPRIN</u>GS

THE FINAL PLAT/ CONDO PLAT SHOWN ON THIS MAP WAS NUMBER\_\_\_\_\_\_ OF THE SERIES OF 20 , ON 1

APPROVED BY ORDINANCE

9

SS CITY OF GLENWOOD SPRINGS.

LIENHOLDER CONSENT AND THIS CERTIFICATION HEREBY CONSENTS TO SAID SUBORDINATION

CENTENNIAL BANK, AS THE HOLDER OF TRUST RECORDED ON OCTOBER 20, 2014, AS RECEPTION NO. 855031 AND AN ASSSIGNMENT OF RENTS RECORDED AS RECEPTION 855032, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT AND SUBORDINATES ITS RIGHTS UNDER SAID DEED OF TRUST AND ASSIGNMENT OF RENTS TO THE MATTERS AND NOTES CENTENNIAL BANK

COUNTY OF STATE OF THE FOREGOING LIENHOLDER THIS \_\_\_\_ DAY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_ COLORADO GARFIELD  $\overline{\phantom{a}}$ ) SS SUBORDINATION WAS \_\_\_, A.D., 2016, BY\_\_

PLAT NOTES:

NOTARY PUBLIC

1. THIS PLAT AND THE MATTERS SHOWNHEREON ARE SUBJECT TO ADDITIONAL TERMS AND CONDITIONS SET FORTH IN THE CONDOMINIUM DECLARATION FOR GLENNWOOD COMMERCIAL CENTER CONDOMINIUMS RECORDED AS RECEPTION NO.

2. ALL GCE AND LCE AREAS EXTERNAL TO UNIT BOUNDARIES OF ALL UNITS LOCATED IN BUILDINGS A THROUGH D, INCLUSIVE, EXCEPT THOSE IMPROVEMENTS APPURTENANT THERETO LABELED AS R/W, CW, AND CCW, AND SPECIFICAL INCLUDING ALL AREAS WITHIN OUTSIDE STORAGE UNITS EQUIPEMENT EASEMENTS NO. 1, SHALL BE DRAINAGE AND LEASEMENTS DEDICATED AS PROVIDED HERE IN AND IN THE DECLARATION. חטורוטא זררא

3. THE TERMS AND CONDITIONS DECLARATION. 4. THE TERMS AND CONDITIONS OF FOR IN THE DECLARATION. OF USE AND MAINTENANCE USE AND MAINTENANCE OF OF A UTILITY EASEMENT ARE AN ACCESS AND SUPPORT EASEMENT PROVIDED FOR ARE PROVIDED IN THE

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5. THE TERMS AND CONDITIONS OF USE OF DECLARATION. QF AN EMERGENCY ACCESS EASEMENT ARE PROVIDED FOR ⋛

CONDITIONS QF USE AND MAINTENANCE QF DRIVEWAY ACCESS EASEMENT PROVIDED

6. THE TERMS AND THE DECLARATION. 7. THE TERMS AND CONDITIONS OF USE AND MAINTENANCE OF STORMWATER FACILITIES ARE DECLARATION. PROVIDED FOR IN TH

8. THE REMAINING PARKING SPACES NOT LABELED TO BE PURCHASED (TBP) AND LIMITED COMMON ELEMENTS (LCE) ARE TO BE DESGINATED AS GENERAL COMMON ELEMNTS (GCE).

SURVEYOR'S CERTIFICATE

I, David C. Nicholson, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the as laid out, platted into lots and replatted into units, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, units, easements and streets of said subdivision and resubdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

IN WITNESS WHEREOF, A.D., 2016. I have set my hand and seal this day of

Registered Land

colorado law you must commence any irvey within three years after you first action based upon any defect in this the date of certification shown hereon

150.00' ore

content and form only -101 and 102 (revised)

and

FOT 0/H DOOR LCE CCW GCE CWLIMITED COMMON ELEMENT COVERED CONCRETE WALK OVERHEAD DOOR OR POTENTIAL COMMON ELEMENT

JNIT BOUNDARY

**ACCESS** 

THEN 06°54'13" E 100.10' 148.97 N 05°14'22" W **PURPOSE** N 01°24'35" LANDSCAPING & POND POND CONDOMINIUMPARCEL \*\*2.618 ACRES M. 90,60.00N

NCH

PARCELR89WTHE6TH $NE1_{
m c}$ SUBDIVISION OFSECTIONCOLORADODELINEATETHE

A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 SECTION 22, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NE1/4SW1/4; WHENCE THE NORTHWEST CORNER OF SAID NE1/4SW1/4; BEARS 87 DEGREES 05' W 397.33 FEET SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE AMENDED HUGHES SUBDINISION RECORDED AS REC. #419357 IN THE RECORDS OF THE GARFIELD COUNTY CLERKS OFFICE, THENCE ALONG THE WESTERLY LINE OF SAID SUBDINISION, S 15 DEGREES 17' 00" W 330.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID SUBDINISION, PARCEL B; THENCE LEAVING SAID WESTERLY LINE S 63 DEGREES 39' 19" W 68.06 FEET; THENCE S 26 DEGREES 20' 41" E 76.59 FEET TO A POINT SAID WESTERLY LINE, THENCE S 15 DEGREES 17' 00" W 207.59 FEET TO A POINT ON THE NORTHERLY LINE OF THE RIGHT OF WAY OF COLORADO STATE HIGHWAY 82; THENCE N 66 DEGREES 05' 00" W 31.36 FEET ALONG THE NORTH LINE OF SAID RIGHT OF WAY THENCE ALONG SAID WEST LINE N 00 DEGREES 09'00" W 615.15 FEET, MORE OR LESS TO THE NORTH LINE OF SAID NE1/4SW1/4; THENCE S 87 DEGREES 05'00" E 199.33 FEET ALONG THE NORTH LINE OF SAID NE1/4SW1/4; TO THE POINT OF BEGINNING.

A TRACT OF LAND SITUATED IN THE NE1/4SW1/4 SECTION 22, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SAID NE1/4SW1/4;

THENCE S 87 DEGREES 05' 00" E 198.00 FEET;

THENCE S 00 DEGREES 09'00" E 615.15 FEET, MORE OR LESS TO THE NORTH LINE OF COLORADO STATE HIGHWAY 82 RIGHT OF WAY; THENCE N 66DEGREES 05' 00" W 12.54 FEET ALONG SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY N 62 DEGREES 50' 00" W 184.90 FEET;

CONTINUING ALONG SAID RIGHT OF WAY N 60 DEGREES 50' 00" W 184.90 FEET;

SAID NE1/4SW1/4; THENCE ALONG SAID WEST LINE N 00 DEGREES 09'00" W 96.18 FEET TO THE WEST LINE OF SAID NE1/4SW1/4; THENCE ALONG SAID FENCE LINE THE FOLLOWING FIVE (5)

1. S 88' 31' 43" E A DISTANCE OF 4.29 FEET;

3. N 05' 14' 22" W A DISTANCE OF 157.01 FEET;

4. N 00' 04' 18" E A DISTANCE OF 148.97 FEET;

5. N 06' 54' 13" E A DISTANCE OF 100. 10 FEFT TO THE DOWN OF TOWN.

RAD DEVELOPEMENT: GLENWOOD, LLC P. O. BOX 700 GLENWOOD SPRINGS,

PARCEL 1.573 ACAES

9 **GARFIELD** 

has by shown f these presents laid out, heron and designate the platted, s following subdivided 1 Units of ( d and resubdivided the same into units Commercial Center Subdivision:

CO 81601

QF

COLORADO

All easements other than those dedicated to the Public Utilities Glenwood Commercial Center Unit Owners Association in accordar Glenwood Commercial Center Subdivision recorded as Reception I records of Garfield County, Colorado. hereby dedicated to the with the Declaration for

Rakesh Mathur , Owner
RAD Development—Glenwoo

od, LLC

The foregoing Certificate of Ownership and Dedication was acknowledged before this \_\_\_\_ day of \_\_\_\_\_\_ 701\_, by Rakesh Mathur, Owner of RAD IN WITNESS whe eof, I have set my hand this

120

N 0'15'10" W 41.56' (TIE)

Notary Public

and official seal.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH
BY DIVIDE CREEEK SURVEYORS INC. (DCSI) TO DETERMINE
OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL
INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY
AND/OR TITLE OF RECORD, (DCSI) RELIED UPON THE
ABOVE SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY,
EFFECTYIVE DATE: AUGUST 8, 2015,
ORDER NO. 63009921. TITLE CERTFICATE

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the Office County at \_\_\_\_ o'clock \_\_m., on the \_\_\_\_\_ 201\_, and is duly recorded in Book \_\_\_\_\_ of the day of Clerk Page **⊘** 

and Recorder

DIVIDE CREEK SURVEYORS INC

0029 Colorado River Road New Castle, Colorado 70) 876-5632 (970)355-9306

Divide Creek

FINAL PLAT AND CONDO MAPS

GLENWOOD COMMERCIAL CENTER SUBDIVISION GARFIELD COUNTY, COLORADO

02/21/16